



The Honorable Burrell Ellis
Chief Executive Officer

**DeKalb County
Department of Planning & Sustainability
Zoning Board of Appeals**



**Manuel J. Maloof Administration Center Auditorium
1300 Commerce Drive Decatur, GA 30030**

BOA Meeting Date: Wednesday, February 8, 2012 at 1:00 P.M.

AGENDA

CALL MEETING TO ORDER

NOTE: Applicant or appointed representative should be present. If unable to attend, please contact the Planning Department at (404) 371-2155

CALL MEETING TO ORDER

**DETERMINATION OF A QUORUM
PREAMBLE AS TO PURPOSE AND PROCEDURES OF THE BOARD OF APPEALS
INTRODUCTION OF MEMBERS, STAFF AND COUNTY REPRESENTATIVES**

MEMBERS:

BONNIE JACKSON (CHAIRPERSON)

LIZ BEYER

DARRYL K. JENNINGS, SR

NADINE RIVERS-JOHNSON

JEREMY CLARK

REBECCA CHASE WILLIAMS

TYRONE MAGBY

(A-Absent; EXA-Excused Absence; U-Unexcused Absence; P-Present; R-Resigned; TE-Term Expired)

QUORUM DETERMINATION: yes no
COUNTY REPRESENTATIVE: yes no

NEW HEARING ITEMS

N-1 Application No: A-12-17559 Parcel ID: 18-004-17-016

Commission District: 2 Super District: 6

Applicant: Eric Aslakson
375 Chelsea Circle
Atlanta, GEORGIA 30306

Owner: Eric Aslakson

Project Name: 375 Chelsea Circle

Zoning: R-75 (S-Fam Res. Min Lot 10000 Sq.Ft);

Location The property is located on the north side of Chelsea Circle, about 70 feet west of The Falls Court (at 375 Chelsea Circle)

Request: **Appeal of an Administrative Decision, dated December 19, 2011, denying the request to determine that the residence is a legal, non-conforming tri-plex, located at 375 Chelsea Circle, relating to the R-75 zoning district.**

NEW HEARING ITEMS

N-2 Application No: A-12-17565 Parcel ID: 18-106-03-004

Commission District: 2 Super District: 6

Applicant: Robert Beauchamp, Jr
910 Landmark Drive
Sandy Springs, GEORGIA 30342

Owner: Cfr Enterprises Llc

Project Name: 1786 Briarcliff Road

Zoning: M (Light Industrial);

Location The property is located on the west side of Briarcliff Road, about 100 feet north of Zonolite Road.

Request: **Variance requests from the DeKalb County Zoning Ordinance, to: (1) Reduce the front yard setback from seventy-five (75) feet to sixty (60) feet to allow the addition to line up with the existing building (Section 27-261.c.1.a); (2) Reduce the side yard setback (north property line) from twenty (20) feet to twelve (12) feet, to bring the existing building into compliance with the zoning ordinance (Section 27-261.c.1.b); (3) Reduce the rear yard setback from thirty (30) feet to twenty-five (25) feet to accommodate a building addition (Section 27-621.c.2); and (4) Reduce parking from fifteen (15) parking spaces to thirteen (13) parking spaces (Section 27-625.s), to expand an existing non-conforming building, relating to the M zoning district.**

NEW HEARING ITEMS

N-3 Application No: A-12-17566 Parcel ID: 18-238-01-019

Commission District: 2 Super District: 6

Applicant: Organic Realty, LLC.
287 Elizabeth Street, N.E.
Atlanta, GEORGIA 30326

Owner: Organic Realty LLC

Project Name: 1388 Dresden Drive

Zoning: NS (Neighborhood Shopping District);

Location The property is located at the northwest corner of Dresden Drive and Caldwell Road

Request: **Variance requests from the DeKalb County Zoning Ordinance, to: (1) Allow parking to remain in front of a building, rather than behind or beside a building (Section 27-728.15.10.e); (2) Allow parking to be located between a building and the building's front facade (Section 27-728.15.10.f); and (3) Allow the primary entrance not to be clearly visible from the street (Section 27-728.15.12.(d.8), to expand an existing building, relating to the Brookhaven Overlay District.**

NEW HEARING ITEMS

N-4 Application No: A-12-17571 Parcel ID: 15-017-02-010

Commission District: 5 Super District: 6

Applicant: James Eyre
3131 Piedmont Road Suite 200
Atlanta, GEORGIA 30305

Owner: Wells Fargo Bank

Project Name: 4252 Transport City Drive

Zoning: M (Light Industrial);

Location The property is located on the west side of Transport City Drive, about 1,447 feet west of Old McDonough Road (at 4257 Transport City Drive).

Request: **Variance requests from the DeKalb County Zoning Ordinance, to: (1) Eliminate the parking lot landscaping requirements for a parking lot over twenty (20) spaces (Section 27-753); and (2) Eliminate the requirement that all vehicles be parked on a paved surface (Section 27-766.b.2), to allow an existing gravel parking lot be used for truck parking, relating to the M zoning district.**

NEW HEARING ITEMS

N-5 Application No: A-12-17572 Parcel ID: 15-200-14-022

Commission District: 3 Super District: 7

Applicant: Hamirani Naila
3327 Birkdale Avenue
Duluth, GEORGIA 30097

Owner: Hess Realty Corp

Project Name: 1421 Columbia Drive

Zoning: C-1 (Local Commercial District);

Location The property is located on the west side of Columbia Drive, about 1108 feet south of Belvedere Lane

Request: **Variance requests from the DeKalb County Zoning Ordinance, to: (1) Reduce the rear yard setback from thirty (30) feet to ten (10) feet (Section 27-581.c.3); (2) Reduce the interior side yard setback from twenty (20) feet to ten (10) feet from the north property line (Section 27-27-581.c.1.b); and (3) Reduce the fifty (50) foot transitional buffer along the south property line to twenty-five (25) feet and to zero (0) feet, based on the submitted site plan (Section 27-582), to build a convenience store with gas pumps, relating to the C-1 zoning district.**

NEW HEARING ITEMS

N-6 Application No: A-12-17573 Parcel ID: 18-048-01-006

Commission District: 2 Super District: 6

Applicant: Matt Purselle
500 Dekalb Industrial Way
Decatur, GEORGIA 30030

Owner: Schop Properties Llc

Project Name: 500 Dekalb Industrial Way

Zoning: M (Light Industrial);

Location The property is located on the west side of DeKalb Industrial Way, about 757 feet south of North Decatur Road.

Request: **Variances from the DeKalb County Zoning Ordinance, to: (1) Eliminate the transitional buffer along the north property line from seventy-five (75) feet to the existing twenty (20) foot wide landscape area (Section 27-622); (2) Reduce the side yard setback from the north property line from twenty (20) feet to fifteen (15) feet to bring the existing building into compliance with the zoning ordinance (Section 27-621.c.1.b); and (3) Reduce parking from the required forty-four (44) parking spaces to thirty (30) parking spaces (Section 27-625) to add three (3) service bays to an auto repair business, relating to the M zoning district.**

NEW HEARING ITEMS

N-7 Application No: A-12-17575 Parcel ID: 18-160-03-102

Commission District: 2 Super District: 6

Applicant: Constantine Hadjipanayis
2358 Fair Oaks Drive
Decatur, GEORGIA 30033

Owner: Constantinos Hadjipanayis; Lorraine Hadjipanayis

Project Name: 2358 Fair Oaks Road

Zoning: R-100 (S-Fam Res. Min Lot 15000 Sq.Ft);

Location The property is located on the north side of Fair Oaks Road, about 109 feet east of Angelique Drive (at 2358 Fair Oaks Road)

Request: **Variance request from Chapter 27-149 of the DeKalb County Zoning Ordinance, to increase lot coverage from thirty-five (35%) percent to the existing lot coverage of thirty-seven (37%) percent, to build a backyard grilling area, relating to the R-100 zoning district.**

NEW HEARING ITEMS

N-8 Application No: A-12-17576 Parcel ID: 18-003-05-034

Commission District: 2 Super District: 6

Applicant: Richard Woodcock Jr
428 Emory Dr Ne
Atlanta, GA 30307-1149

Owner: Elizabeth Woodcock; Richard Woodcock Jr

Project Name: 428 Emory Drive

Zoning: R-75 (S-Fam Res. Min Lot 10000 Sq.Ft);

Location The property is located on the west side of Emory Drive, about 574 feet south of North Decatur Road.

Request: **Variance request from Section 27-189 of the DeKalb County Zoning Ordinance, to increase the lot coverage from thirty-five (35%) percent (existing lot coverage is 44.7%) to forty-eight point six (48.6%) percent to remove an open wood deck and replace it with a covered, screened porch, relating to the R-75 zoning district.**
